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MINUTES OF A WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON APRIL 29, 2020 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ONLINE AS A ZOOM MEETING. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:

Mayor Brent Marshall

Jewel Allen

Jeff Hutchins, excused

Darrin Rowberry

Krista Sparks

Scott Stice, participated on Zoom

Appointed Officers and Employees Present:

Christine Webb, City Recorder

Brett Coombs, City Attorney

Kristy Clark, Zoning Administrator, participated on Zoom

Citizens and Guests Present:

Dave Webster

David Parker

Adam

Philip

AGENDA:

- 1. Discussion of a P.U.D. for David Parker and Dave Webster for property located at 328 East Main Street in the RM-7 zone.**

Mayor Marshall stated the Council had been provided the information Mr. Parker and Mr. Webster sent. He asked Mr. Parker to explain their plan for the P.U.D. Mr. Parker explained that at the last City Council Meeting there were questions about the greenspace and the planned exteriors of the buildings. He had provided a picture of a house to give an idea of what it will look like.

Mayor Marshall asked about the work that Mr. Parker said was completed inside the homes because the Council did not receive any photos or information on what was done. Mr. Parker answered that they were not asked to provide it. He felt they were asked to provide information on the exteriors of the buildings and whether they were installing a playground or a gazebo. Mayor Marshall inquired if they had visually inspected the property within the last week. Mr. Parker answered that he had. He stated the back area is still concerning; there are a couple of extra cars parked there. He added they are cars that are being used and commented that it is a vacant lot that is not being used. He reported they have cut the weeds down. He felt the big

issue is that it is a vacant lot, so the weeds will continue to grow. He explained they have complied with the City's requests every time there have been issues.

Mayor Marshall stated last week he drove down to the property and took pictures of the facility. He reviewed the photos taken on the property and the issues that he saw. Among his concerns: the Chinese elm trees planted right next to the house and tangled into the fence, debris on the ground and scattered about, the storm door with plywood, the broken down tractor, the makeshift sheds, the abandoned vehicles, trailers, and pallets, the pile of limbs, gravel, and broken up concrete. There was a pile of lumber with a pipe used for fencing sticking out of it. There was a photo of another pipe sticking out of the ground. Mayor Marshall did not know what is there, but felt it may be a marker for something. He reported that while he was at the property, he spoke with some of the tenants. They told him that getting maintenance done at the apartments was a long and tedious process. They specified that the mailbox had to be duct taped to the pole because nobody would attach it to the pole. The mail service would not deliver the mail unless it was affixed to the pole, so they duct taped it to the pole. The Mayor was told there was some duct work that had fallen on the furnace side of things that took months to have fixed. Mr. Parker stated they had not heard of that. They have a property management company. Any time a maintenance request it made, they are notified by email what the requests are.

Councilwoman Allen reported that she had visited the property sometime last fall and again just before the meeting. She expressed concern about how cramped the property is already. She stated it was difficult to picture more buildings would fit on the property. Councilwoman Allen did not feel that the number of units proposed would provide space for families with children to play. She would like to see fewer units added, but appreciated the proposed amenities. She was concerned about the quality of life in the neighborhood.

Mr. Parker commented one thing that makes the area cramped is the existing sheds and things put up prior to them owning it. He felt the new buildings and road would help clean up the property. He pointed out the trees and debris will be removed. Councilwoman Allen stated she felt cramped with the existing buildings. Mayor Marshall reported if the P.U.D. was approved, it would allow them to have smaller setbacks to the property line. If they went with the current zoning, the setbacks would change and they probably would not be able to put in everything they had planned.

Councilwoman Sparks commented she knew they planned to replace the siding on the existing homes, but wondered about the landscaping. She inquired if the front part of the property will be upgraded to match the back part of the property. She asked if the current parking areas will be re-poured or left the way it is. Mr. Parker answered they plan to put in all new concrete and all new landscaping. He said they are going to remove the sheds. He felt they are eyesores and need to be removed. He commented every time they clean up the property, it lasts for about a month and slowly it gets filled in with storage. Mr. Parker explained that once they complete the project each unit will have specific spaces for parking. He reported they have spent \$11,436 over the past year fixing up the units. They have tried to make sure the property is maintained.

Mayor Marshall remarked that there were rumors that the property was going to be put up for sale. Mr. Parker stated they are absolutely not planning to sell it. Mayor Marshall inquired about the loan Mr. Parker had talked about during the last City Council Meeting. He requested documentation of the loan. Mr. Parker stated they have pre-approval. It is older and he believed they will have to update the application for re-approval. Mr. Parker commented that if Cyprus Credit Union does not approve the loan, he and one of his partners have the finances to complete the project. Mayor Marshall would like to see documents that the finances are available so it does not become more of a hodge-podge.

Councilwoman Sparks stated she would love to see the property improved. She asked if they have made improvements at another area and could provide photos of them. She requested to see something in their favor of improvements they have made to property they own. Mr. Parker answered he and Philip have flipped or remodeled a lot of homes. They also have several rental properties. He reported they purchased this property with the intent of remodeling it entirely. Councilwoman Sparks said it would give her peace of mind to see something they have done and see the improvements.

Councilman Stice explained the idea of a P.U.D. is the developer and City benefit from the project. He could only see that the developer would benefit from this project. He felt if the benefit to the City is that the property will be cleaned up, then it should be cleaned up anyway. He added that while looking around town, there are many places that are junky, so he has a hard time saying that he does not want to approve it. He felt he could only look at the P.U.D to see what the benefits are for the City. He did not see any benefits to the City with this plan. Councilman Stice stated the last P.U.D. that was approved had open space and parks that the developer is going to provide to the citizens.

Councilwoman Allen commented on the parking units for the proposed area. When she visited today, she felt the vehicles were parked very close to the existing houses and there was more than one car per family. She expressed concern that there was only one stall proposed for each unit. Most families have more than one vehicle. She was also concerned about the congestion on the property.

Councilman Stice asked how many units they could put in. Mayor Marshall answered with the zoning, they could have seven units. Mr. Parker pointed out the number of proposed units are needed to make it a sound investment. Mr. Coombs reported the setbacks in the RM-7 zone will not allow them to add the units as proposed.

Mayor Marshall stated the Council was in agreement that they would like to see the place cleaned up and allow them to do their project. He believed they needed to see that it will be cleaned up. He felt there was a lot that could be done that would not cost a lot of money. Mayor Marshall stated they are on the agenda for next week's City Council Meeting. He gave them the opportunity to ask to be tabled or pulled from the agenda. He pointed out if this is denied by the Council, they cannot bring the same plan back for consideration for two years. Mayor Marshall suggested that have their management people go in and clean the place up, show the Council they will do it, and provide information showing what they have done with the money spent and

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information on financing the project. Mr. Parker requested to have this tabled and then added to the agenda next month. Mayor Marshall recommended they install the mailboxes properly. Mr. Parker stated they are happy to install the mailboxes and do as much as they can. He pointed out that it will not look as good as it will with new siding and the proposed improvements.

2. Adjourn.

Motion: Councilwoman Allen made a motion to adjourn. Councilwoman Sparks seconded the motion. The meeting was adjourned at 7:58 p.m.